CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00179, -00195

2561 Holmes St. Re-Zoning

January 7, 2026

Docket # 5.1 & 5.2

Request
Area Plan Amendment
Rezoning without Plan

Applicant
Daniel Janssen
Deluxe Lighting LLC

Owner
Me And My Uncle LLC

Site Information

Location	2561 Holmes St
Area	0.11 Acres
Zoning	R-2.5
Council District	4th
County	Jackson
School District	KCMO

Surrounding Land Uses
North: Residential, R-2.5
South: Commercial, B3-2
East: Residential, R-2.5
West: Commercial, R-1.5

KC Spirit Playbook Alignment
CD-CPC-2025-00195 Medium

Land Use Plan
The Greater Downtown Area Plan recommends Residential Medium Density for this location. The proposed plan has an medium alignment with this designation. See Criteria A for more information.

Major Street Plan
Holmes Street is identified as a Local Link in this location.

Approval Process

Staff Review → City Plan Commission → City Council

Overview
The applicant seeks to rezone the subject site from R-2.5 to B3-2 and amend the Greater Downtown Area Plan from Medium Density Residential to Downtown Mixed Use, to allow a Motor Vehicle Repair, Limited business to continue operating on the subject site.

Existing Conditions
The site is currently developed with one structure with no setbacks, parking on the northside of the lot and one curb cut off Holmes St.

Neighborhood(s)
This site is located within the Longfellow Community Association (formerly Longfellow-Dutch Hill) Neighborhood Association.

Required Public Engagement
Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on December 10th, 2025. A meeting summary is attached; see Attachment #1.

Project Timeline
The application was filed on November 7th, 2025. Scheduling deviations have occurred due to an advertising error.

Professional Staff Recommendation
Docket #5.1 Approval without Conditions
Docket #5.2 Approval without Conditions

KANSAS CITY
Planning & Dev

VICINITY MAP

PLAN REVIEW

The applicant is requesting to rezone the subject property to B3-2 zoning district to match the zoning designation to the south. The property is commercial in nature and was initially a filling station for Liquid Products, Inc., at the time of construction. A Certificate of Legal Nonconforming Use (CLNU) was approved for the site in 1983 for a business office and repair shop for Liquid Products. The property was vacant for 3 years prior to the new tenant leasing the property. The new proposed use is not compliant with the previously approved CLNU and is not an allowed use in the current zoning district.

The shop is being used by a tenant to work on motorcycles and small engine parts; per the current Chapter 88 Zoning Code, this use of the site is Motor Vehicle Repair, Limited. While no plan submittal is required for this review, the applicant did state that they are planning on improving the landscaping and parking area on the site.

SPECIFIC REVIEW CRITERIA

Rezonings, Zoning and Development Code Map Amendments (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies.

The proposed rezoning to B3-2 does not align with the future land use recommendation of Residential Medium Density in the Greater Downtown Area Plan, which is why this rezoning is accompanied by an Area Plan Amendment application. The proposed change in designation is from Residential Medium Density to Downtown Mixed-Use.

The Greater Downtown Area Plan calls for converting industrial and commercial properties to mixed-use, so the addition of commercial zoning at this site would generally have a low area plan alignment. However, to encourage mixed-use in the future, Community Planning recommends an area plan amendment to the Downtown Mixed-Use future land use, which matches the future land use for properties immediately to the southwest of the subject site. This change would also support the GDAP's goal to extend the "Downtown Development" standards or similar pedestrian and transit-oriented development standards to areas designated as Downtown, Corridor or Node Development Form as Holmes is a Corridor street. – Luke Ranker, Community Planning Division

B. Zoning and use of nearby property.

The surrounding properties to the north and east are zoned R-2.5 and are residential with a variety of residential building types. The property to the west is zoned R-1.5 and contains surface parking lots. Directly south and across E 26th St is a B3-2 zoning district that contains a mix of commercial and residential uses.

C. Physical character of the area in which the subject property is located.

The physical character of the area surrounding the subject property is mostly developed with residential dwellings, accessory parking lots, neighborhood serving retail, restaurants, and a variety of other uses. Most of the buildings along Holmes St south of E 26th, do not have setbacks with a few two-story buildings. There is one undeveloped lot to the north of the subject site owned by the same owner of the subject site.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment.

There are existing public water and sewer facilities serving the subject site; no changes to the infrastructure will be required.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations.

Under the current zoning regulations, the use Motor Vehicle Repairs, Limited is not permitted. Rezoning would be necessary for the property to maintain its use as a small engine repair shop for motorcycles.

F. Length of time the subject property has remained vacant as zoned.

The property was vacant for about 3 years between 2022 and 2025 and was used intermittently as storage for the property owner.

G. The extent to which approving the rezoning will detrimentally affect nearby properties.

The rezoning of the subject site to B3-2 is not expected to detrimentally affect nearby properties. The site has been used as a small engine repair shop without complying with the R-2.5 zoning district and with minimal complaints from the nearby residential properties. The use has been commercial in nature since its construction in 1927 as a filling station. Rezoning the property to a B3-2 will maintain the current nature of the site.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

There is no gain expected for the public health, safety, or welfare if the rezoning is denied. Should the rezoning be denied, the owner would need to find a new tenant with a use allowed in R-2.5.

ATTACHMENTS

1. Public Engagement Materials
2. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL** of the Area Plan Amendment and Rezoning.

R

A

Planner

Me and My Uncle
824 Woodswether rd
Kansas City,MO 64105

Neighborhood Public meeting

The city has determined that we need to be rezoned for new zoning B3-2 in order for the existing use of the building at 2561 Holmes St. Kansas City, MO 64108 (Pook's Parts) to conform with the current zoning. A requirement of this process is that we send notice to neighbors.

We are having a neighborhood meeting on December 10th at 2pm at the following address: You Say Tomato
2801 Holmes st. Kansas City,MO 64109

The purpose of this meeting is to inform you of what we would like to do moving forward, to answer any questions/concerns you may have and keep in good standing with the neighborhood and the city. We look forward to seeing you at the neighborhood meeting. If you are unable to attend and have questions, please contact me at the email/phone number listed below.

Daniel Janssen
(816)474-6460
Dan@deluxelightingllc.com

Neighborhood Public Meeting
December 10th @ 2pm
At: 2801 Holmes st. Kansas City,MO 64109 (You say tomato)

SIGN IN SHEET

Name	~~Business~~ address
1. Bryce Shields	2604 Charlotte
2. Mike Respondek	2557 Charlotte
3. Luke Clark	2561 Holmes st.
4. ROBIC IHNAT	2561 Holmes St.
5. Jake Gifford	4210 Troost Ave - 2555 Holmes
6. George Roosis	2801 Holmes St.
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	

Greater Downtown Area Plan Alignment: Medium

KC Spirit Playbook Alignment: Not applicable for rezoning without a plan

Staff Comments:

The Greater Downtown Area Plan calls for converting industrial and commercial properties to mixed-use, so the addition of commercial zoning at this site would generally have a low area plan alignment. However, to encourage mixed-use in the future, Community Planning recommends an area plan amendment to the Downtown Mixed-Use future land use, which matches the future land use for properties immediately to the southwest of the subject site. This change would also support the GDAP's goal to extend the "Downtown Development" standards or similar pedestrian and transit-oriented development standards to areas designated as Downtown, Corridor or Node Development Form as Holmes is a Corridor street.